

BK 3891 PG 303

46-1-13 # 14490 41-56-13  
46-1-14 # 14500 41-56-14  
46-1-33 # 592 41-56

CORPORATE QUITCLAIM DEED

With Covenant And Assignment

006423

NO TRANSFER  
TAX PAID

Know All Men by these Presents,

That J. J. Development Corp., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) plus other good and valuable consideration paid by Key Bank of Maine, whose mailing address is 286 Water Street, P.O. Box 429, Augusta, Maine 04332-0429, the receipt whereof it does hereby acknowledge, does hereby **remise, release, bargain, sell and convey**, and forever quitclaim unto the said Key Bank of Maine, and its successors and assigns forever, the following described premises:

See Schedule A attached hereto and incorporated herein by reference.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Key Bank of Maine, and its successors and assigns, to its and their use and behoof forever.

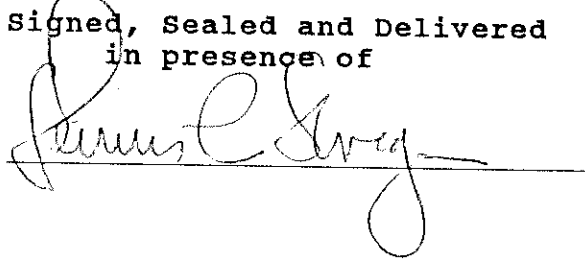
And the said Grantor Corporation does **covenant** with the said Key Bank of Maine, and its successors and assigns, that it will **Warrant and Forever Defend** the premises to Key Bank of Maine, the said Grantee, and its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

Grantor hereby assigns to Grantee all of its right, title and interest in and to a certain condominium development known as Lincoln Woods Condominiums located in Waterville, County of Kennebec and State of Maine, including, but not limited to, all development rights, plans, specifications, permits, approvals, variances, related grants given by the City of Waterville and lien waivers.

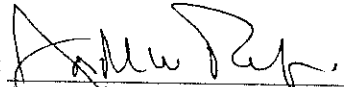
This instrument is executed pursuant to a certain Settlement Agreement of even date herewith between Grantor, Grantee and others.

In Witness Whereof, the said J. J. Development Corp. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph M. Russell, Jr., its President thereunto duly authorized, this 9<sup>th</sup> day of April, 1991.

Signed, Sealed and Delivered  
in presence of



J. J. Development Corp.

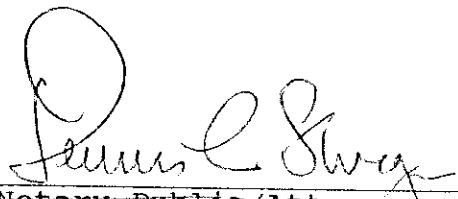
By:   
Joseph M. Russell, Jr.  
Its President

State of Maine  
County of Kennebec, ss.

April 9, 1991

Then personally appeared the above named Joseph M. Russell, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said J. J. Development Corp.

Before me,

  
Notary Public/Attorney at Law  
Print Name: ANNIS E. SIBRETT

Schedule A

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at an iron pin set on the southerly right of way line of Lincoln Street at the northeasterly corner of land now or formerly owned by Amy K. Jones, being the same conveyed to her by deed of Gerald Tardiff et al., dated July 31, 1972 and recorded in the Kennebec County Registry of Deeds, Book 1593, Page 858; thence S 01° 27' 32" E along said Jones' easterly line a distance of one hundred and no one hundredths (100.00) feet to an iron pin; thence S 88° 32' 19" W along said Jones' southerly line a distance of seventy-five and no one hundredths (75.00) feet to an iron pin in the easterly line of land now or formerly of William L. & Louise H. Alley, being the same conveyed to them by deed of Ralph R. Esty et al., dated December 9, 1972 and recorded in said Registry in Book 2527, Page 108; thence S 01° 27' 32" E along said Alleys' easterly line a distance of three hundred twenty-eight and nineteen hundredths (328.19) feet to an iron pin; thence S 88° 42' 08" W along said Alleys' southerly line of the southerly line of a proposed street within the Union Farm Subdivision, known as Jefferson Street, a distance of Seven Hundred Forty-Four and Sixty-One Hundredths (744.61) feet; thence S 65° 57' 07" E a distance of Four Hundred One and Sixty-Two Hundredths (401.62) feet to a point; thence S 16° 27' 53" W a distance of Fourteen and Twenty Seven Hundredths (14.27) feet to a point; thence S 65° 59' 07" E a distance of Four Hundred Forty-Two and Fifty-Seven Hundredths (442.57) feet to a point N 51° 28' 23" E to a point on the northwesterly line of land now or formerly owned by KMD Associates, being the same conveyed to them by deed of Doctors Office Building, Inc., dated October 19, 1982 and recorded in said Registry in Book 2516, Page 304; thence N 51° 28' 23" E along said Associates' northwesterly line and the northwesterly line of Doctors Office Building Realty Trust a distance of One Thousand Three Hundred Thirty-Nine and Two Hundredths (1,339.02) feet to an iron pin on the said southerly right of way line of Lincoln Street; thence S 88° 32' 19" W along said line of Lincoln Street, formerly the southerly line of the Waterville, Fairfield and Oakland Railway, a distance of one thousand fourteen and four hundred sixty-five thousandths (1,014.465) feet to the iron pin at the point of beginning.

Subject to a thirty and no one hundredths (30.00) foot wide permanent easement to the Waterville Sewerage District by deed of Hubert and Maggie Jean Brooks, dated June 15, 1972 and recorded in said Registry in Book 1585, Page 827.

Subject to rights of Central Maine Power Company along said Lincoln Street.

The courses and distances given in the above description are from a survey of land of Hubert Brooks by K & K Surveyors, Inc., dated September, 1981.

Being the same premises conveyed to Grantor herein by Union/ Front Corp. by Warranty Deed dated June 9, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3362, Page 53.

41-5-13

41-56-14

41-56

RECEIVED KENNEBEC SS.

1991 APR 11 AM 9:00

ATTEST: *James G. [Signature]*